

CONDITIONS RELATING TO THE RENT ARREARS GRANT (COVID 19) (RAG)



Introduction

The purpose of the Rent Arrears Grant is to support households in the private rented sector who find themselves in rent arrears due to COVID-19.

The aim is to help those households on low incomes avoid eviction from their homes by using the grant to pay the rent arrears and prevent homelessness.

If a private tenant has accrued rent arrears as a result of the pandemic (from 23 March 2020-to present) then they may be eligible to apply for this grant.

This grant is subject to available funding from central government, once these funds have been exhausted further claims will not be processed.

A: Eligibility Criteria

To qualify for this grant you must meet the following criteria:

- Accrued rent arrears since 23 March 2020 due to Covid19
- Be a resident in the Mid Devon District area - you will be able to find out if you are a resident by checking your council tax bill.
- Be a private tenant with an assured short hold tenancy with a private landlord/agent
- Be over the age of 18
- Not previously claimed for this grant
- The landlord is considering ending the tenancy because of the rent arrears

B: Grant Limit

The amount of grant award is dependent on the circumstances of each case.

A financial assessment of the income and expenditure of the household will be undertaken to determine the amount of grant available.

The maximum grant available per household is up to £6000. However the Council reserve the right to review this in respect of individual circumstances.

Only one claim may be made per household

C: Conditions relevant to the application

The application form must be completed by one of the tenants named on the tenancy agreement.

For the application to be considered, all sections of the application must be completed and the declaration signed by the applicant. All supporting evidence must be provided with the application.

Once the application has been received the Council will contact the landlord/agent for the property. The landlord must complete and sign the landlord certificate before the grant can be approved.

The landlord must provide the required supporting evidence with the certificate for the application to be considered.

By signing the certificate the landlord agrees to extend the tenancy by 6 months subject to the tenant continuing to adhere to the terms of the tenancy agreement.

D: Conditions relating to Payments

The local housing authority will pay the grant direct to the landlord/agent via a BACs payment once the application has been approved.

E: Conditions following approval

By signing the application the tenant is agreeing to maintain rent payments going forward and to adhere to the terms of the tenancy agreement.

By signing the certificate and the subsequent payment of the grant to the landlord means they are agreeing to extend the tenancy agreement by 6 months, subject to the tenant adhering to the terms of the tenancy agreement and continuing to pay their rent.

Failing to comply with the conditions may result in the grant being reclaimed.

Circumstances where the grant may be reclaimed from the tenant:

- Failing to pay rent and allowing arrears to build up without good reason – the local housing authority will determine whether there is good reason when assessing if repayment is required

- Failing to adhere to the term of the tenancy agreement – for example causing anti-social behavior or acting in a way that means the landlord has to serve notice under section 8.

Circumstances where the grant may be reclaimed from the landlord:

- Landlord does not extend the tenancy by 6 months
- Landlord serves a section 21 notice within 6 months of the grant being paid.

F: Exceptional circumstances

In exceptional circumstances the council may use its discretion to waive any of these conditions when approving a grant.